

## \$597,500 - 8006 100 Avenue, Fort Saskatchewan

MLS® #E4451864

**\$597,500**

4 Bedroom, 3.00 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

On the upper banks of North Saskatchewan River, in mature quiet crescent, this spacious 4-bed, 3-bath home backs directly onto river scenic green space trails for nature lovers +active beings it's a rare find. Garden door lead to your oversized enclosed yard with vinyl fence both private and secure. Having a local park steps away from front door, with walking distance to school, this peaceful space is so convenient. 4- Level\split home features upgrades through the years Including: Shingles, Bathrooms, Kitchen, Windows, HWT with it's cedar vaulted ceilings, gas fireplace, Central air, new kitchen appliances, granite counters, 3rd level laundry+ much more. The functional layout on each level allows for plenty of flexible space easy to change+ accommodate your needs for years to come. Double attached garage+ front concrete parking pad ensure ample space for parking+storage. Surrounded by nature with affordable housing+ quality healthcare, the thriving city of Fort Saskatchewan has plenty to offer all ages.

Built in 1978

### Essential Information

MLS® # E4451864

Price \$597,500



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,241
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	8006 100 Avenue
Area	Fort Saskatchewan
Subdivision	Pineview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3K3

### Amenities

Amenities	Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	See Remarks, Partially Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Park/Reserve, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	2
Zoning	Zone 62

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Listing information last updated on August 10th, 2025 at 4:17pm MDT